

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** November 21, 2019  
**To:** Harbor Commission  
**From:** Karl Treiberg, Acting Waterfront Director  
**Subject:** **Proposed Lease Agreement with Boat Launch Mini Mart, LLC**

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#### **RECOMMENDATION:**

That Harbor Commission review and recommend City Council approval of a five-year lease agreement and one five-year option with Boat Launch Mini Mart, LLC, for the 536 square foot convenience store located at 305 West Cabrillo Boulevard.

#### **DISCUSSION:**

The Lawrence family has operated the Boat Launch Mini Mart since assuming the lease through a lease assignment process in December 2003. The current lease expires on January 31, 2020. The basic terms of the proposed lease are as follows:

- **Term:** Five-year initial term, with one five-year option;
- **Base Rent:** \$1,985.50 per month;
- **Percentage Rent:** Base rent or 6% of gross sales, whichever is greater; (consistent with Harbor Market);
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI);
- **Utilities:** Separately metered, paid by tenant; and,
- **Permitted uses:** Convenience store for the retail sale of food, beverages, and sundries. Tenant may sell ready-to-eat food items commonly found in convenience stores in Santa Barbara including but not limited to hot dogs, prepackaged sandwiches, and popcorn. Beer and wine may be sold for off-site consumption.

Since the lease is with a limited liability company, Mark Lawrence has signed the City's personal guaranty. Boat Launch Mini Mart is considered a tenant in good standing as there are no outstanding default notices on file and rent payments have been prompt.

A copy of the lease agreement is available for review at the Waterfront Department Administration Office.

Attachment: Site Map of Proposed Lease Space

Prepared by: Brian J. Bosse, Waterfront Business Manager

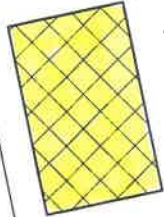
# Lease Area

Boat Launch Mini Mart  
305 W. Cabrillo Blvd.

536 SQ FT

## Boat Launch

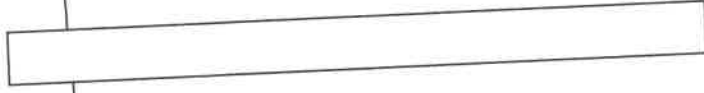
## Mini Mart



18'-2"

29'-7"

## Launch Ramp



## SB Sailing Center

Harbor Commission Meeting  
November 14, 2019  
Report #9  
Attachment #1  
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### REVISIONS

### Lease Area Exhibit A

DATE	1-1	APPROVED BY	T. Lawler
DATE	11/10/09	ADDRESS	305 W. Cabrillo Blvd.
PROJECT NO.		CITY	City of Santa Barbara
		DEPARTMENT	Waterfront Department